

Certificate of Notice Page 1 of 4
**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

| | |
|---|------------------|
| Diane M. Lavender fka Diane M. Marion <u>Debtor(s)</u> | CHAPTER 13 |
| U.S. Bank National Association, not in its individual capacity but solely as Trustee for MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 <u>Moving Party</u> | NO. 20-21180 CMB |
| vs. | Rel Docs: 69, 72 |
| Diane M. Lavender fka Diane M. Marion <u>Debtor(s)</u> | |
| Ronda J. Winnecour <u>Trustee</u> | |

STIPULATION

AND NOW, come the undersigned parties, by and through their
respective counsel, and enter into the following Stipulation:

WHEREAS, U.S. Bank National Association, not in its individual
capacity but solely as Trustee for MERRILL LYNCH FIRST FRANKLIN
MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-2, has filed a motion for relief from stay due to
delinquent mortgage payments on the mortgage secured by Debtor's real
property at 1040 Universal Road, Pittsburgh, PA 15235 (Doc. 69);

WHEREAS, the Debtor has filed a response (Doc. 72) and an amended
chapter 13 plan (Doc. 73)

WHEREAS, the parties enter into this Stipulation to resolve the motion
for relief from the automatic stay.

It is therefore Stipulated and agreed as follows:

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1. Debtor shall make all required plan payments commencing in August 2024..
2. Debtor shall remit payment through the TFS system.
3. If Debtor fails to make plan payments as directed by this order, Secured Creditor may seek relief from the stay by filing a certification of default .
4. Relief from the automatic stay shall be effective immediately upon conversion of Debtors' case to a case under Chapter 7.
5. In the event that the automatic stay is terminated as provided by this Order, the Trustee shall make no further disbursements to Respondent on account of its secured claim, unless directed otherwise by further Order of Court.

Date: July 17, 2024

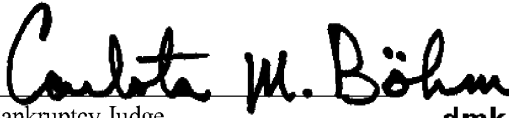
By: /s/ Brent J. Lemon
Brent J. Lemon, Esquire
Attorney for Secured Creditor

Date: July 17, 2024

/s/ Franklin L. Robinson, Jr.
Franklin L. Robinson, Jr. Esq.
Attorney for Debtor(s)

Approved by the Court this 24th day of July, 2024.

FILED
7/24/24 4:11 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA


Bankruptcy Judge
Carlota M. Böhm **dmk**

In re:
Diane M. Lavender
Debtor

Case No. 20-21180-CMB
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Jul 24, 2024

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

| Symbol | Definition |
|--------|--|
| + | Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP. |

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 26, 2024:

| Recip ID | Recipient Name and Address |
|----------|---|
| db | + Diane M. Lavender, 1040 Universal Road, Pittsburgh, PA 15235-3859 |

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 26, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 24, 2024 at the address(es) listed below:

| Name | Email Address |
|-------------------------|--|
| Bernadette Irace | on behalf of Creditor U.S. Bank National Association birace@milsteadlaw.com, bkecf@milsteadlaw.com |
| Brent J. Lemon | on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER blemon@kmlawgroup.com lemondropper75@hotmail.com |
| Brent J. Lemon | on behalf of Creditor U.S. Bank National Association et al ... blemon@kmlawgroup.com, lemondropper75@hotmail.com |
| Charles Griffin Wohlrab | on behalf of Creditor U.S. Bank National Association bkecf@friedmanvartolo.com, cwohrlab@ecf.courtdrive.com |
| Christopher A. DeNardo | on behalf of Creditor U.S. Bank National Association logsecf@logs.com |
| David Neeren | on behalf of Creditor U.S. Bank National Association dneeren@rasnj.com |

District/off: 0315-2

User: auto

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Date Rcvd: Jul 24, 2024

Form ID: pdf900

Total Noticed: 1

Denise Carlon

on behalf of Creditor U.S. Bank National Association et al ... dcarlon@kmlawgroup.com

Denise Carlon

on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER dcarlon@kmlawgroup.com

Franklin L. Robinson, Jr.

on behalf of Debtor Diane M. Lavender frobi69704@aol.com flrlegal@excite.com;robinsonfr66530@notify.bestcase.com

Keri P. Ebeck

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com
btemple@bernsteinlaw.com;aepiscopo@bernsteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernsteinlaw.com

Lorraine Gazzara Doyle

on behalf of Creditor U.S. Bank National Association ldoyle@squirelaw.com, logsecf@logs.com

Mario J. Hanyon

on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as Trustee for MERRILL LYN
wbcef@brockandscott.com, mario.hanyon@brockandscott.com

Mario J. Hanyon

on behalf of Creditor U.S. Bank National Association wbcef@brockandscott.com, mario.hanyon@brockandscott.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Roger Fay

on behalf of Creditor U.S. Bank National Association rfay@alaw.net, bkecf@milsteadlaw.com

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

TOTAL: 17